

SPI-20 West End

Comments and Suggestions on Draft A, with status

11/18/03

Comment/Suggestion	Status
1. Name of District: Change to "Historic West End SPI" rather than "West End SPI" to underscore the special nature of the area and clue developers into what is expected.	Done.
2. Incorporate the text "...reflect the village's original scale..." into the Statement of Intent.	Done.
3. Use Table: Prohibit group homes, rooming houses, SROs from all subareas.	Done.
4. Use Table: Require SUP for MARTA structures in all subareas.	Done.
5. Use Table: Prohibit truck stops from all subareas.	Done.
6. Use Table: Prohibit broadcast towers from all subareas.	Done.
7. Use Table: How to rationalize the number of barber/beauty/nail salons ? Set an absolute cap? Require a minimum distance between? Other ideas?	Done. Required SUP for "barber shops, beauty shops, nail shops."
8. Use Table: Prohibit new/used car sales from all subareas.	Done.
9. Use Table: Require a minimum size for nursing homes and convalescent centers , to prevent houses/similar from being converted.	On hold. Wait for study and policy recommendations from Bureau of Planning on personal care establishments (study in progress).
10. Use Table: Limit size of mortuaries and funeral homes .	Done. Limited size to 8,000 sf where permitted.
11. Use Table: Require separate SUP for bars & clubs (not restaurants).	Not implemented. Recommendation from legal council was not to separate bars because 1) no zoning distinction, and 2) there are currently requirements restricting bars and requiring citizen review via liquor licensing process. SUP would not add any additional ability for citizen review and comment.
12. Use Table: Require SUP for clinics .	Done.
13. Use Table: Prohibit commercial greenhouses from all subareas.	Done.
14. Use Table: Prohibit security storage centers in all subareas.	Done.
15. Use Table: Restrict hospitals in Subarea 8?	Done. Changed to require SUP.
16. Use Table: Prohibit outdoor amusement enterprises from all subareas?	Done, for events more than 90 days. Require SAP for events less than 90 days.
17. Incentives: Include incentive for outdoor dining. Exclude from	Done. Excluded outdoor dining

parking requirements? Give additional FAR?	from on-site parking requirements.
18. Incentives: Remove incentive for community space.	Done.
19. Include Live/Work Subarea to encourage small-scale light industry (studios, workshops). Allow live/work uses in Candler warehouse site and block north of Candler warehouse?	Done. Created Subarea 9: Candler Area Mixed-Use District.
20. Simplify FAR and open space requirements by using either net lot area or gross lot area.	On hold. Wait for study and policy recommendations from ongoing Bureau of Planning study.
21. Set height limit for subareas 1, 4, and 8 to 5 stories (12'/story, plus roof and raised foundation).	Done.
22. Set height limit for subareas 2, 3, and 5 to 3 stories (12'/story, plus roof and raised foundation).	Done.
23. Set height limit for subareas 6 and 7 to 35 feet.	Unneeded. This is already the height limit.
24. Change MARTA site to Subarea 8 (Office/Institutional).	Done.

Other changes and updates:

Issue	What Was Done
25. Workshop participants requested preservation of downtown skyline views.	Not implemented. Most downtown views from RDA blvd. currently afforded by the vacant Sears site would be obscured by even 1-story development. Views from MARTA station would not be affected by development.
26. On-site parking section required dedicated spaces for electric vehicle recharging stations. Electric vehicles are essentially not being marketed in this country, due to the advent of the gas/electric hybrid.	Removed this requirement (section 16-18T.022(4)) from the draft.
27. Workshop participants requested requirements for façade materials.	Done. Added section 16-18T.014(11) specifying allowable façade materials (brick, wood, hardiplank for 1 and 2-family residential; brick, stone, cast stone, or true stucco for multi-family and commercial).
28. Workshop participants requested continuation of traditional ground floor storefronts.	A. Added restriction on doors encroaching into clear zone to encourage recessed entryways (section 027). B. Added requirement for 15"-25" solid bulkheads under windows on ground floor to Subarea 2 (RDA Corridor) – section 27.
29. Workshop participants requested that lots be as similar as possible to surrounding area for Subarea 8 (Single Family).	Changed minimum lot size to 5,000 feet and minimum frontage to 40'. This area is also within the existing historic district.
30. Existing minor overlap with current Historic District boundaries.	Updated SPI map to exclude all properties identified for commercial use that are within HD.